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Edward Devotion School
Design Options
Brookline, MA

19-Sep-14

Preferred Schematic Design Submission

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION 1 - RENOVATION/ADDITION				
RENOVATE EXISTING SCHOOL		17,966	\$303.88	\$5,459,549
ADDITIONS TO EXISTING BUILDING		154,527	\$278.81	\$43,083,495
NEW PARKING UNDER NEW ADDITION		24,089	\$104.95	\$2,528,113
DEMOLISH PORTIONS OF EXISTING BUILDING		144,085	\$8.00	\$1,152,680
REMOVE HAZARDOUS MATERIALS - Allowance		162,051	\$8.50	\$1,378,000
SITework				\$4,086,722
SUB-TOTAL	Oct-16	196,582	\$293.46	\$57,688,559
GENERAL CONDITIONS	8.00%			\$4,615,085
GENERAL REQUIREMENTS	3.00%			\$1,730,657
BONDS	1.25%			\$721,107
INSURANCE	1.00%			\$576,886
PERMIT				NIC
OVERHEAD AND FEE	3%			\$1,730,657
ESCALATION TO START - (assumed 4% PA)	8%			\$4,615,085
DESIGN AND PRICING CONTINGENCY	12%			\$8,601,364
PHASING PREMIUM	3.00%			\$1,730,657
TOTAL OF ALL CONSTRUCTION OPTION 1	Oct-16	196,582	\$417.18	\$82,010,057 *

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OPTION 2 - RENOVATION/ADDITION

RENOVATE EXISTING SCHOOL		17,966	\$384.16	\$6,901,779
ADDITIONS TO EXISTING BUILDING		147,080	\$263.10	\$38,696,354
NEW PARKING UNDER NEW ADDITION		26,418	\$136.78	\$3,613,511
DEMOLISH PORTIONS OF EXISTING BUILDING		144,085	\$8.00	\$1,152,680
REMOVE HAZARDOUS MATERIALS - Allowance		162,051	\$8.50	\$1,378,000
SITework				\$4,748,005
SUB-TOTAL	Oct-16	191,464	\$295.04	\$56,490,329
GENERAL CONDITIONS	8.00%			\$4,519,226
GENERAL REQUIREMENTS	3.00%			\$1,694,710
BONDS	1.25%			\$706,129
INSURANCE	1.00%			\$564,903
PERMIT				NIC
OVERHEAD AND FEE	3%			\$1,694,710
ESCALATION TO START - (assumed 4% PA)	8%			\$4,519,226
DESIGN AND PRICING CONTINGENCY	12%			\$8,422,708
PHASING PREMIUM	3.00%			\$1,694,710
TOTAL OF ALL CONSTRUCTION OPTION 2	Oct-16	191,464	\$419.43	\$80,306,651 *

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OPTION 3 - NEW CONSTRUCTION

NEW PARKING UNDER NEW BUILDING		26,944	\$138.35	\$3,727,766	
DEMOLISH EXISTING BUILDING		132,102	\$8.00	\$1,056,816	
NEW BUILDING		166,095	\$270.01	\$44,847,124	
REMOVE HAZARDOUS MATERIALS - Allowance		162,051	\$8.50	\$1,378,000	
SITework				\$4,314,570	
SUB-TOTAL	Oct-16	193,039	\$286.60	\$55,324,276	
GENERAL CONDITIONS	8.00%			\$4,425,942	
GENERAL REQUIREMENTS	3.00%			\$1,659,728	
BONDS	1.25%			\$691,553	
INSURANCE	1.00%			\$553,243	
PERMIT				NIC	
OVERHEAD AND FEE	3%			\$1,659,728	
ESCALATION TO START - (assumed 4% PA)	8%			\$4,425,942	
DESIGN AND PRICING CONTINGENCY	12%			\$8,248,849	
PHASING PREMIUM	0.00%			\$0	
TOTAL OF ALL CONSTRUCTION OPTION 3	Oct-16	193,039	\$398.83	\$76,989,261	*

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OPTION O - RENOVATION ONLY

RENOVATE EXISTING SCHOOL		162,051	\$191.36	\$31,010,364
REMOVE HAZARDOUS MATERIALS - Allowance		162,051	\$8.50	\$1,378,000
SITework				\$2,386,869
SUB-TOTAL	Oct-16	162,051	\$214.59	\$34,775,233
GENERAL CONDITIONS	8.00%			\$2,782,019
GENERAL REQUIREMENTS	2.00%			\$695,505
BONDS	1.25%			\$434,690
INSURANCE	1.00%			\$347,752
PERMIT				NIC
OVERHEAD AND FEE	3%			\$1,043,257
ESCALATION TO START - (assumed 4% PA)	8%			\$2,782,019
DESIGN AND PRICING CONTINGENCY	10%			\$4,286,048
PHASING PREMIUM	2.00%			\$695,505
TOTAL OF ALL CONSTRUCTION OPTION O	Oct-16	162,051	\$295.23	<u>\$47,842,028</u> *

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This Preferred Schematic Design cost estimate was produced from drawings, outline specifications and other documentation prepared by HMFH Architects Inc. and their design team dated September, 2014. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, construction manager's overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149a of the Massachusetts General Laws to pre-qualified construction managers, and pre-qualified sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency